

Notice of Application and Neighborhood Meeting: January 7, 2016 - 6:00pm



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

PROJECT NAME: BERGSMA PRELIMINARY PLAT

LOCATION: 1700-1800 block of Newport Way NW
Issaquah, WA 98029
FILE NO: PRJ14-00030

APPLICANT: Greg Krabbe
GFK Consulting, Inc.
335 Park Place Center, G119
Kirkland, WA 98033

NEIGHBORHOOD MEETING INFORMATION

DATE: Thursday, January 7, 2016
LOCATION: Eagle Room, Issaquah City Hall
130 E. Sunset Way
Issaquah WA, 98029

TIME: 6:00PM-7:30PM
MEETING ROOM: Eagle Room

PROJECT INFORMATION

Project Description: A preliminary plat for the subdivision of approximately 45.5 acres to develop 78 single-family detached residences. The site includes 25.5 acres of environmental critical areas, including: steep slopes (over 40%), wetlands, and streams. The developable area of the site is limited to approximately 20 acres.

The proposal is for a "cluster subdivision," which allows for reducing lot sizes below the minimum lot size of the underlying zoning in order to concentrate the residential lots in the developable area of the site. **(See attached plans)**

A cluster subdivision requires a Development Agreement to be approved by the City Council prior to or concurrently with the preliminary plat. The preliminary plat requires a public hearing and Hearing Examiner decision. The proposal also requires a variance because the proposed development would encroach into steep slopes and stream buffer areas. The variance public hearing will be combined with the preliminary plat.

The site would be accessed via a new public street off Newport Way NW; the site access is located approximately 600 feet northwest from the intersection of Newport Way NW and SR-900. A secondary access is proposed off the entrance road to Harvey Manning Park and would provide a connection to the Talus neighborhood.

Project Location: 1700-1800 block of Newport Way NW
(See attached Vicinity Map)

Size of Subject Area in Acres: 45.64 acres

Required Permits: Development Agreement, Preliminary Plat, Variance, Final Plat, Site Work, Building, Right-of-Way

Required Studies: Geotechnical, Hydrogeologic, Stormwater, Wetlands, Streams, Traffic, SEPA Checklist

NEIGHBORHOOD MEETING

The intent of a Neighborhood Meeting is to allow the community to participate in the pre-application process to raise potential issues and concerns early in the review process.

The project applicant will make a presentation of the proposed preliminary plat subdivision. The applicant's project team will be available to answer questions and concerns about the project. City staff will also be in attendance.

The preliminary plat application will not be deemed complete until after the Neighborhood Meeting.

PUBLIC COMMENT

There is a 14-day public comment period associated with this Notice of Application: from December 23, 2015 to January 6, 2016. Written comments should be sent to:

Development Services Department
P.O. Box 1307
Issaquah, WA. 98027

Comments may also be e-mailed to the Project Planner:
Peter Rosen at peterr@issaquahwa.gov

Comments may be accepted up until the final decision is issued, however submittal of comments during the Notice of Application comment period will ensure comments are considered prior to issuing a decision and allows for staff and the applicant to address comments early in the permit process.

To receive further public notices on this project, please provide your name, address and e-mail to the Project Planner and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller,

REGULATORY INFORMATION

Zoning: Single Family Suburban (SF-S), Single Family Estates (SF-E)

Comprehensive Plan Designation: Low Density Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code (IMC), Comprehensive Plan
(Online at: [issaquahwa.gov/codes and plans](http://issaquahwa.gov/codes%20and%20plans))

etc., please share this notice with tenants and others who may be interested in this project.

MORE INFORMATION

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9am – 5pm. An appointment with the Project Planner is suggested.

CITY CONTACT INFORMATION

Project Planner:

Peter Rosen

Phone Number:

425-837-3094

E-Mail:

peterr@issaquahwa.gov

Development Services Department:

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